



Draft Sales Details Awaiting Vendor Approval

Dunedin Road, Great Barr
Birmingham, B44 9DP

Offers Over £210,000

Great Barr

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This extended three bedroom semi detached family home offers scope to improve further and benefits from a small extension to the kitchen.

Ideal for First Time Buyers and located on this popular road, the property is set behind a block paved driveway and a porch leads to the reception hall with a window to the side and stairs off to the first floor. The through lounge / dining room has a half bay window to the front and patio doors to the garden. The extended kitchen has a range of units, spaces for a cooker and washing machine, window to the side and a door and window to the garden. On the first floor there are three bedrooms, the master is a double and has a window to the rear and fitted wardrobes to one wall, the second bedroom is also a double with a window to the front whilst the third bedroom is a single and has a storage cupboard off and a window to the front. The shower room has a shower cubicle, wash basin and low level WC, wall tiling and a window to the side.

Outside the rear garden has a paved patio area providing ample space for a table and chairs, gated side entrance and leads to the lawn with a rear garage accessed via the rear right of way and viewing is essential of this double glazed and centrally heated home.





Property Specification

THREE BEDROOMS
SEMI DETACHED
IDEAL FOR FIRST TIME BUYERS
SMALL KITCHEN EXTENSION
POPULAR LOCATION

Reception Hall
3.29m (10'9") max x 1.58m (5'2")

Dining Area
10' 9" max into bay x 10' 2" (3.28m x 3.09m)

Lounge
6.82m (22'5") into bay x 3.04m (10')

Extended Kitchen
4.94m (16'2") x 1.88m (6'2") max

Bedroom 1
3.64m (11'11") max x 3.00m (9'10") max

Bedroom 2
3.05m (10') max x 3.05m (10') max

Bedroom 3
2.80m (9'2") max x 1.65m (5'5")

Shower Room
1.76m (5'9") x 1.66m (5'5")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 30th July 2025

Viewer's Note:

Services connected: Gas Electric Water Drainage

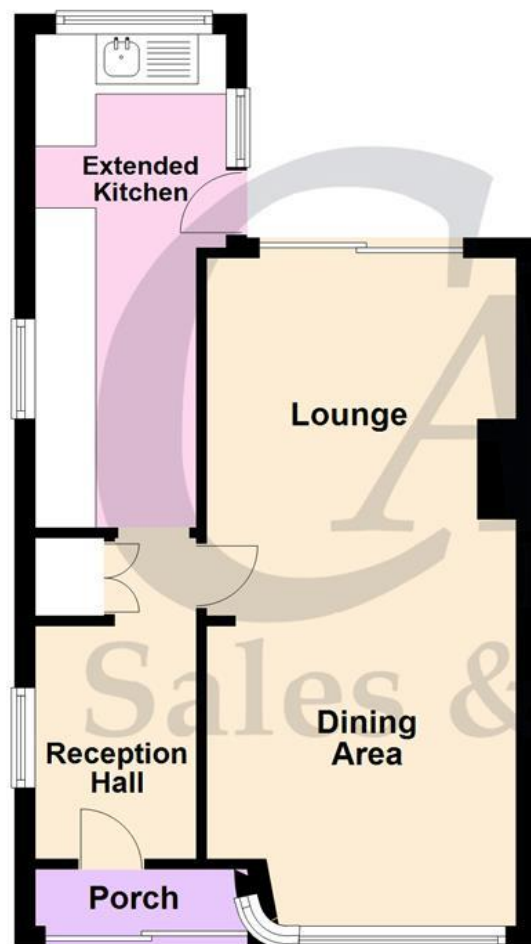
Council tax band: B

Tenure: Freehold

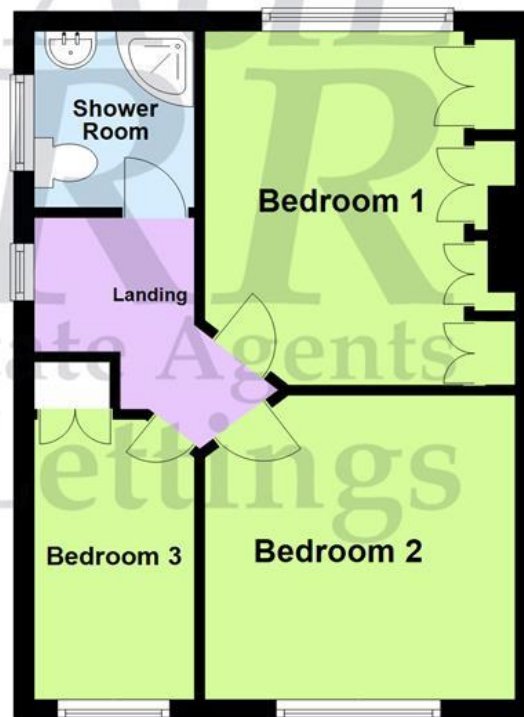
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

